

# WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT-  
SEPTEMBER 17, 2021



## DEVELOPMENT APPLICATIONS –

ZONING OR SUBDIVISION APPLICATIONS REQUIRING CITY COUNCIL AND/-OR PLAN COMMISSION REVIEW OR APPROVAL

DEVELOPMENT NAME AND LOCATION	PENDING ZONING OR SUBDIVISION APPLICATIONS	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
<b>Charlestowne Mall Redevelopment</b> Commercial and residential use- 324 apartments, 208 townhomes (RC)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	<b>Scheduled 10-5-21</b>			
<b>Zen Leaf – 3714 Illinois Ave.</b> Recreational cannabis dispensary Special Use extension to 5-18-22 (EJ)	<ul style="list-style-type: none"> <li>• Special Use Amendment</li> </ul>	PH scheduled 9-21-21			
<b>Prairie Centre- Resubdivision #4</b> Park District dedication site and stormwater detention basin (RC)	<ul style="list-style-type: none"> <li>• Final Plat – Minor Subdivision</li> </ul>	Approved 9-8-21	<b>Approved 9-13-21</b>	<b>Scheduled 9-20-21</b>	
<b>Beef Shack</b> 2015 W. Main St. SE corner of Main & Randall (EJ)	<ul style="list-style-type: none"> <li>• Special Use for a Restaurant</li> <li>• Special Use for a Drive-Through</li> </ul>	PH held and closed; Approved 9-8-21	<b>Approved 9-13-21</b>	<b>Scheduled 9-20-21</b>	
<b>Casey's Fuel Station</b> 2600 E. Main St. NE corner of Main & Fieldgate (RH)	<ul style="list-style-type: none"> <li>• Special Use for PUD</li> <li>• PUD Preliminary Plan</li> </ul>	PH held and closed; Approved 9-8-21			Applicant has requested additional time to respond to review comments.
<b>Springs at Smith Road</b> Petkus Property, 27 acres N. of Smith Rd., S. of Cornerstone Lakes 340 multi-family residential units (EJ)	<ul style="list-style-type: none"> <li>• Concept Plan</li> </ul>	Discussed 8-17-21	<b>Discussed 9-13-21</b>		<b>Concept Plan process complete.</b>

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<b>1023 W. Main St.</b> SE corner of W. Main St. & S. 11 <sup>th</sup> St. - Redevelopment of Clark gas station (EJ)	<ul style="list-style-type: none"> <li>Map Amendment</li> <li>Special Use for PUD</li> <li>PUD Preliminary Plan</li> </ul>	Ph held and closed, approved 8-3-21	Approved 8-16-21		Revised plans responding to P&D conditions to be provided prior to City Council.
<b>First Street Redevelopment PUD-East Plaza Expansion</b> SE corner of W. Main St. & S. 1 <sup>st</sup> St., north of East Plaza (EJ)	<ul style="list-style-type: none"> <li>PUD Preliminary Plan</li> </ul>				Review comments provided. Revised plans to be submitted prior to scheduling meeting dates.
<b>First Street Redevelopment PUD</b> Amendment to first floor use regulations for bank & office uses (RC)	<ul style="list-style-type: none"> <li>Special Use (PUD Amendment)</li> </ul>	PH opened 3-30-21 cont. to 5-4-21; PH held & closed-Denied 5-18-21			<b>Applicant has withdrawn the application.</b>

**GENERAL AMENDMENT APPLICATIONS** - TEXT AMENDMENTS TO THE ZONING ORDINANCE

APPLICATION	APPLICATION FILED BY	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
<i>None currently filed</i>					

**FINAL PLATS OF SUBDIVISION** – PLATS SUBMITTED FOR CITY COUNCIL APPROVAL AND RECORDING

DEVELOPMENT NAME AND LOCATION	PLAN COMMISSION REVIEW DATE	PLANNING AND DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL APPROVAL DATE	FINAL PLAT RECORDING DEADLINE	STATUS
<b>Prairie Centre PUD-Re-subdivision No. 3</b>	Approved 8-3-21	Scheduled 8-9-21; Meeting postponed	Approved 8-16-21	8-16-23	Mylar released for recording.
<b>Pride of Kane County</b> Gas station and car wash SE corner of E. Main St. & Kirk Rd.	N/A (Final Plat filed within 60 days of Prelim Plat approval)				Final Plat and Final Engineering plans submitted.
<b>Parkside Reserves</b> 1337 Geneva Rd. 4-unit townhome	Approved 10-22-19	Approved 11-11-19	Approved 12-2-19	12-2-21	Mylar to be submitted for City signatures.

**BUILDING PERMIT PROJECTS -**

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
<b>Belle Tire – Zylstra PUD</b> 101 S. Randall Rd.	PUD Plan approved by City Council Tire and automotive facility	Plan Review comments sent 9/2.
<b>Munhall Glen</b> West of Munhall Ave. at Tyler Rd.	PUD Plan approved by City Council 50-lot single-family subdivision	Site work underway. Model house permit has been issued.
<b>Kiddie Academy</b> 2651 Woodward Dr.	PUD Plans approved by City Council. 10,000 sf day care facility	Permit issued.
<b>Tractor Supply Company Store</b> 3000 W. Main St.	PUD Plans approved by City Council. 19,000 sf retail store	Plans approved. Waiting on contractor information and fees to be paid.
<b>1 E. Main St. (former BMO Harris)</b>	Interior and exterior building renovation for first floor restaurant use, upper floor residential use Historic Commission COA approved 2/3/21	Permit issued for interior buildout of restaurant. Permit issued for exterior improvements. Permit submitted for Basement remodel, review comments sent 8/12.
<b>McGrath Honda</b> 4075 E. Main Street	PUD Plans approved by City Council. Addition and conversion of former Mega Center building	Stormwater permit issued. Building permit issued.
<b>McGrath Honda – Maintenance Building</b> 4075 E. Main Street	Additional stand-alone building to be used exclusively for maintenance of vehicles. Located south of the Mega Center	Permit issued.
<b>Prairie Centre- Mixed Use Building D1</b>	PUD Plan approved by City Council First floor commercial, upper three floors of residential	Permit issued. Mass grading underway.
<b>Brooke Toria (Smith Rd. Estates)</b> N of Smith Rd. at Pheasant Trail	PUD Plan approved by City Council 16-lot Single family subdivision	Site work underway. Permits for two houses approved.
<b>Pet Suites</b> 2790 W. Main St.	PUD Plan approved by City Council 11,000 sf pet care facility	Permit issued, project under construction.
<b>Crystal Lofts</b> NEC S. 13 <sup>th</sup> & Indiana Aves.	PUD Plan expired 6/22/21. Former Lamp Factory building	Additional 60-day extension to address site/property condition granted by P&D Committee 8-16-21. Revised plans for building restoration under review.
<b>First Street Building 7B</b> S. First St. east of Blue Goose	PUD Plan approved by City Council 21-unit multi-family residential building	Permit issued, project under construction.
<b>Smithfield Foods</b> 410 S. Kirk Rd.	64,040 sf building addition	Temporary Certificate of Occupancy issued on 9/3.
<b>West Side Wastewater Reclamation Facility</b>	3803 Karl Madsen Dr. Phase III plant expansion	Permit issued, project under construction.

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<b>Perfect Plastics Printing</b> 345 Kautz Rd.	50,000 sf industrial addition	Project nearing completion, final inspections underway.
<b>Audi Exchange of St. Charles</b> 235 N. Randall Rd.	New auto dealership building and site improvements	Temporary Certificate of Occupancy issued on 7/30 Woodward Dr. extension under construction
<b>Prairie Centre – Residential Building D1</b>	PUD Plan approved by City Council 3 story residential building	Partial TCO issued for first and second floor units 8/27.
<b>Prairie Centre – Clubhouse</b>	PUD Plan approved by City Council Clubhouse building and pool attached to Bldg D1	Permit issued, project under construction.
<b>First Street Building 8</b> NE corner of Illinois St. & Rt. 31	PUD Plan and RDA (Redevelopment Agreement) approved by City Council 3 story commercial building	Comments last sent Jan. 2020. Permit application expired. P&D Committee reviewed RDA status in March, directed staff to bring back to Committee for review in 1 year.
<b>Anthem Heights</b> Corporate Reserve PUD	PUD Plan approved by City Council Residential development of 78 single-family homes	All homes completed. Final engineering record drawings and street acceptance remaining.
<b>Advanced Care Medical</b> 2780 W. Main St.	PUD Plan approved by City Council 4-6-20. 3,600 sf medical clinic, lot west of Aldi	Building permit issued.